

# **LA COSTA HILLS HOMEOWNER'S ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**December 19, 2016**

### **MINUTES**

#### **NOTICE OF MEETING**

Upon notice of given and received the meeting of the Board of Directors was held at La Costa Hills Clubhouse, Carlsbad CA, 92009 at 6:00 p.m.

#### **CALLED TO ORDER**

President Leslie Laveroni called the meeting to order at 6:00 p.m.

#### **DIRECTORS AND OFFICERS PRESENT:**

President:	Leslie Laveroni
Vice President:	Vladimir Pozdnyakov
Treasurer:	Samantha Easton

#### **MANAGEMENT:**

Mills Management Services, Inc.: Chris Mills

#### **MEETING MINUTES:**

- 1) Upon a motion made by Leslie Laveroni, seconded by v, and unanimously carried, the Board approved the minutes of the meeting held November 14, 2016.

#### **FINANCIAL REPORTS:**

- 1) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the November 2016 financials with changes.\*

#### **DELINQUENCY REPORT:**

- 1) N/A

#### **COMMITTEE REPORTS:**

- 1) **Financial Committee** – The finance committee did not have anything to report for the meeting.
- 2) **Parking/Towing Committee** – The towing committee discussed ongoing issues with inoperable vehicles and vehicles in guest parking. They will e-mail notices to the property management company so that hearing notices can be sent.
- 3) **Maintenance Committee** – The maintenance committee suggests requiring Pro Deck Construction to make repairs to the Trex installation they completed and asks Mills Management Services, Inc. for assistance in providing them with a notice regarding the need for repairs.
- 4) **Landscape Committee** – The landscape committee reported the fertilization of the grass areas has been started. Homeowners pointed out the Building G, K & L appear to have been missed. The committee reported that the irrigation controller

behind Building N needs to be replaced. This has been approved by the Board. The property continues to experience issues with irrigation and the committee recommends working on a budget for these repairs.

**5) Architectural Committee – N/A**

**UNFINISHED BUSINESS:**

- 1) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the revised proposal from Vista Valley Tree Service for tree trimming and removal in the amount of \$1,620.00.\*
- 2) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board ratified the proposal from County Burner for repairs to the boiler in the amount of \$1,800 plus \$300.00 for the new panel.\*

**NEW BUSINESS:**

- 1) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the proposal from Beck & Company CPAs for the 2016 tax and audit preparation in the amount of \$1950.\*
- 2) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to pay Discount Installation Services the revised amount of \$2,375.93 for Building L walkway repairs.\*
- 3) The Board would like to table the proposals for carport re-roofing and invite RePower SD Roofing to the January board meeting.\*
- 4) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved to trim trees near Buildings C, J & E at a cap of \$2,500.00. Leslie Laveroni will meet with the tree company to select the trees for trimming.\*
- 5) The association has been sent a Notice of Intent to not renew the earthquake policy by the current carrier. The association's insurance broker will get new bids for earthquake insurance.
- 6) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the proposal from Clear Choice Contracting, Inc. for the replacement of the Building M stringer in the amount of \$1,195.00.\*
- 7) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the proposal from Precision Concrete Cutting for trip hazard removal in the amount of \$6,999.00.\*
- 8) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the proposal from Clear Choice Contracting for roof repairs to Building Z in the amount of \$950.00.\*
- 9) The Board would like to get additional bids for termite treatment/inspections.\*
- 10) The Board would like to table the re-strapping of pool chairs until they can review a bid for new chairs.\*
- 11) Samantha Easton will look into the cost to install blocks to prevent soil erosion throughout the association.
- 12) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried (through e-mail consent on 12-20-16), the Board approved

the proposal from Eugene Berger for property management services beginning March 1, 2017 in the amount of \$2,500.00/month.

- 13) Upon a motion made by Vladimir Pozdnyakov, seconded by Samantha Easton, and unanimously carried, the Board approved the creation of a boiler committee to provide recommendations regarding boiler replacement. Mike Bart will chair the committee.\*
- 14) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the proposal from Puretec for gutter cleaning in the amount of \$6,825.00.\*
- 15) The Board would like to table the proposal from All Hands Pool for the handrail replacement until April.\*
- 16) The Board would like to get a proposal for the installation of a French drain behind R102.\*
- 17) Crack were noted in Building Q. The Board is continuing to move forward with manometer survey for Building T and will then address cracking in other buildings.

**NEXT MEETING:**

The next meeting will be held on January 23, 2017.

**ADJOURMENT:**

There being no further business to come before the Board the regular meeting was adjourned at 8:07 p.m. and moved into the Executive Session.

**EXECUTIVE SESSION SUMMARY (Immediately Following Regular Meeting)**

- 1) An Executive Session was held to discuss legal issues, hearings, delinquencies and homeowner correspondence. \*

\* Denotes action item

^ Denotes transaction with interested director

Attest:



\_\_\_\_\_  
President or Secretary of La Costa Hills Association

1/23/17

\_\_\_\_\_  
Date